

oakheart



£425,000

Highfield Road, Sudbury

Located on a well regarded quiet residential street a short distance from Sudbury Town Centre is this immaculately presented extended three bedroom detached bungalow. This bungalow offers flexible accommodation space throughout enjoying three double bedrooms, charming living space, off street parking and a garage.

Upon approach this bungalow sits behind a neatly maintained front garden mostly laid to lawn enclosed by a shrubbed border with a block paved driveway allowing for off street parking. Entry to this bungalow is gained to a welcoming entrance hall laid with wooden flooring that flows through to the living area. The living room is a

bright and airy space featuring a gas fireplace sat upon a black granite hearth with tiled surrounds. Neighbouring the living room is the dining area featuring a vaulted ceiling fit with Velux style windows and double doors that open to the rear garden. The kitchen provides a contemporary finish fit with a range of sleek gloss floor and wall mounted units topped with stone work surfaces, integral eye level oven, five ring gas hob, integral fridge freezer with separate freezer, inset sink and drainer unit and chrome mixer tap. The utility area offers further work surface and storage space complete with plumbing for a washing machine with a door allowing access to the garden. All three bedrooms allow space to accommodate double

beds whilst the principal suite offering integral wardrobe space and the third bedroom enjoys dual aspect windows allowing for ample natural light flow. The family bathroom offers a four piece suite comprising of a roll top bath tub, shower cubicle, low level WC, wash hand basin and heated towel rails.

Externally this bungalow enjoys a well landscaped rear garden mostly laid to lawn housing a variety of mature and established plants and shrubs. To the rear of the garden is an elevated seating terrace enjoying far reaching views over Sudbury and beyond.

Call Oakheart today to arrange your viewing!

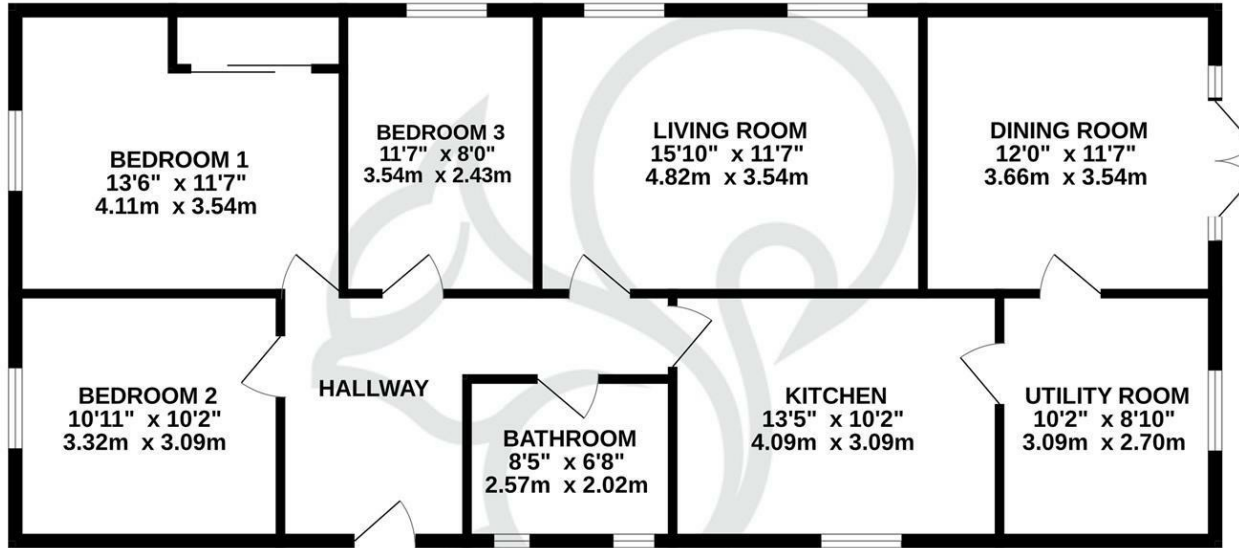








GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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